



Platts Lane, Bucknall, Woodhall Spa, LN10 5DY

- SPACIOUS 1,117 sq ft TWO DOUBLE bedroom, TWO reception detached BUNGALOW
- GARAGE WORKSHOP (with remote up & over door, light, power, water tap, work bench and UPVC double glazed window and pedestrian door to rear garden), PARKING 3 x cars
- Dual aspect LOUNGE with tilt & slide PATIO DOORS to garden, 2 ceiling lights, display fireplace, UPVC double glazed CONSERVATORY with power and FRENCH doors to garden
- BATH & SHOWER ROOM with bath, shower cubicle, pedestal hand basin, shaver point, low level close coupled toilet, heated towel rail
- GENEROUS 0.15 ACRE plot (sts) incl WEST FACING, fully fenced, SECLUDED rear garden having paved patio, established borders & beds of plants, shrubs and fruit, greenhouse, shed
- UPVC double glazing including FRENCH and external doors, PVC soffits & fascias
- Fitted KITCHEN DINER incl built in NEFF appliances (oven fan assisted with LCD display, microwave, ceramic hob & concealed extractor), space/plumbing for fridge, freezer, washing machine
- MASTER BEDROOM with window to rear garden, 2nd DOUBLE bedroom with bow window to front garden

Price £220,000

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DESCRIPTION

This is a spacious 1,117 sq ft, 2 double bedroom, 2 reception, detached bungalow on a generous 0.15 acre plot (sts) with front garden, west facing, fully fenced, secluded rear garden (having paved patio, established borders & beds of plants, shrubs and fruit, greenhouse and shed), garage workshop (having remote up & over door, light, power, water tap, work bench and UPVC double glazed window and pedestrian door to rear garden) and parking for 3 cars, all in an edge of village location, having transport links, active community centre, residential care home, primary school and church.

The property consists of recessed front door porch, 'L' shaped hall with built in cupboard, dual aspect lounge (with tilt & slide patio doors to garden, 2 ceiling lights, display fireplace), UPVC double glazed conservatory (with power and French doors to garden), fitted kitchen diner (incl built in Neff appliances (oven fan assisted with LCD display, microwave, ceramic hob & concealed extractor), space/plumbing for fridge, freezer and washing machine, double bowl sink, range of base and wall units incl full height pantry unit, corner carousel unit, slide out bin unit, and there are 2 ceiling lights).

There is also the bath & shower room (with bath, shower cubicle, pedestal hand basin, shaver point, low level close coupled toilet, heated towel rail), master bedroom (with window to rear garden) and the second double bedroom (with bow window to front garden).

It also benefits from UPVC double glazing including French and external doors, PVC soffits & fascias, night storage heaters, external lighting, and is offered freehold.

Bucknall village is within 6 miles of tree lined Woodhall Spa (home of the National Golf Centre and Kinema in the Woods) and the historic market town of Horncastle, both of which have supermarkets, doctors and dentist surgeries, schools etc. It is also within 15 miles of the historic cathedral City of Lincoln. There are also public transport links.





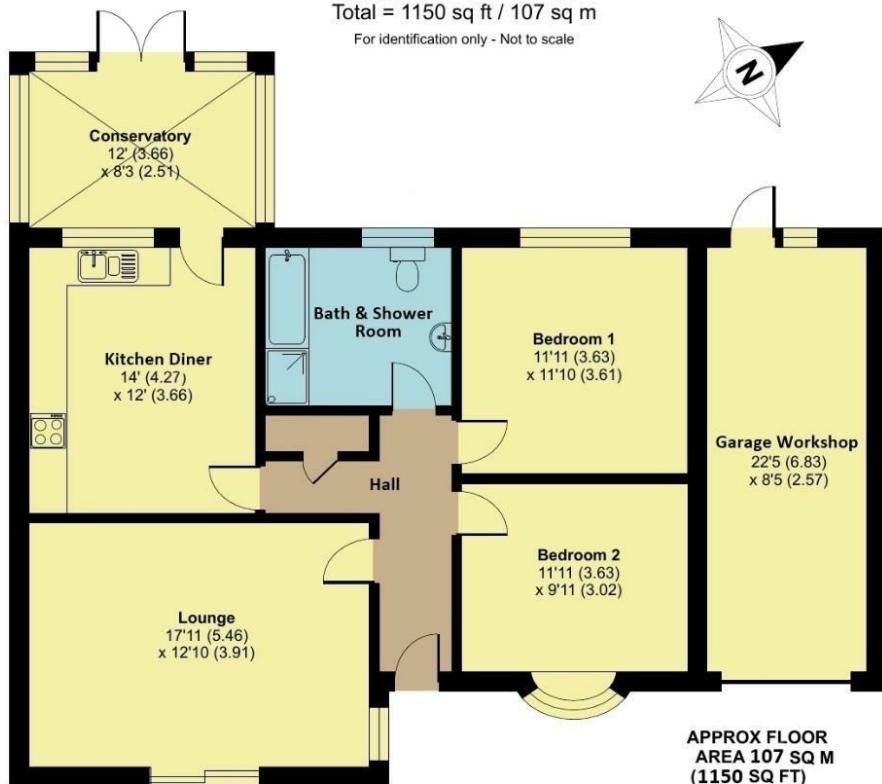
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Approximate Area = 968 sq ft / 90 sq m

Garage = 182 sq ft / 17 sq m

Total = 1150 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Hunters Property Group. REF: 1334695

Viewings

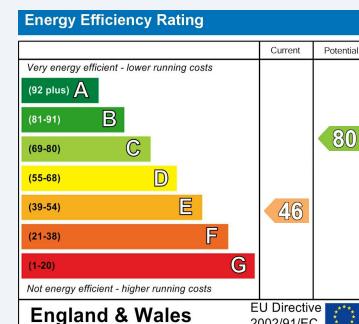
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.